



2



1



2



B

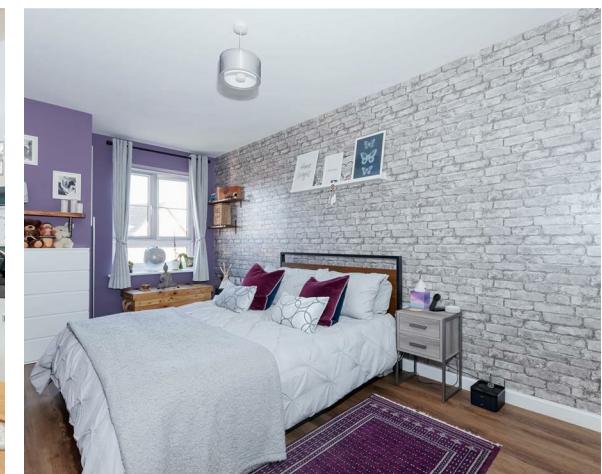


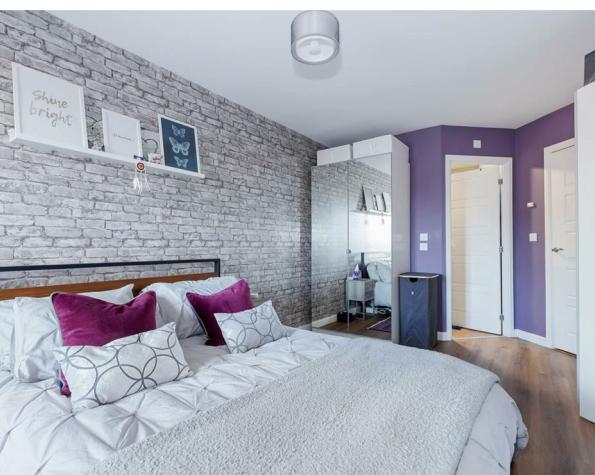
Description

We are delighted to offer this well presented Purpose Built Apartment which is situated in a fantastic position being close to lots of amenities, mainline railway station serving London, Brighton, Southampton and Portsmouth with the sea being only just over a mile away. It has an open plan living/kitchen which has fitted appliances and a Juliette balcony. There are two double bedrooms with the master having an en-suite shower room/w.c and a further bathroom/w.c. Other benefits include a long lease, gas heating, double glazing, allocated parking space, video entryphone system and lots of storage. Internal viewing is essential to fully appreciate the location and the quality of the Apartment

Key Features

- Purpose Built Apartment
- Open Plan Living/Kitchen
- Long Lease
- Leasehold
- Allocated Parking
- Two Double Bedrooms
- Two Bath/Shower Rooms
- EPC Rating - B
- Council Tax Band - B
- Viewing Essential





Communal Entrance

Security videophone system with stairs to the second floor and to the apartment

Entrance Hall

Radiator, hardwood effect flooring, wall mounted video entry hand set, two walk in storage cupboards for cloaks, electric meter box, hot water tank and both have ample storage and smooth ceiling

Open Plan Living, Dining & Kitchen

6.31 x 3.04>4.62 (20'8" x 9'11">15'1")

L-shaped room which provides open plan living space. In the kitchen area there is a single bowl, single drainer sink unit with soft water system, range of units and drawers under and over work top surfaces, built in oven, hob and extractor, washing machine/tumble dryer, dishwasher and fridge/freezer, part tiled walls, smooth ceiling, hardwood effect flooring, storage cupboard housing gas fired boiler and storage, Juliette balcony with double glazed doors, two radiators,

Bedroom One

5.34 x 2.64 (17'6" x 8'7")

Measurement increases by door, radiator, double glazed window, hardwood wood effect flooring, smooth ceiling, door to

En-Suite/w.c

Step in shower cubicle with wall mounted shower, tiled surround, low level w.c, wash hand basin, heated towel rail, hardwood effect flooring, smooth ceiling

Bedroom Two

3.73 x 3.47 (12'2" x 11'4")
Maximum measurements, double glazed window, smooth ceiling, radiator

Bathroom/w.c

Panelled bath with mixer tap and shower attachment, low level w.c, wash hand basin, part tiled walls, smooth ceiling and radiator.

Outside

Allocated Resident Parking Space

allocated resident parking space numbered 260

Lease & Service Charge Details

Lease - 155 years from 1st January 2014 - Remaining years 143

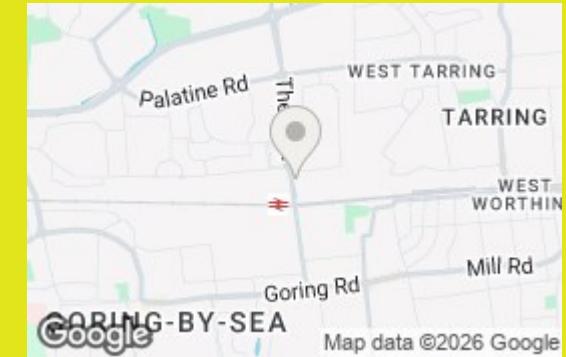
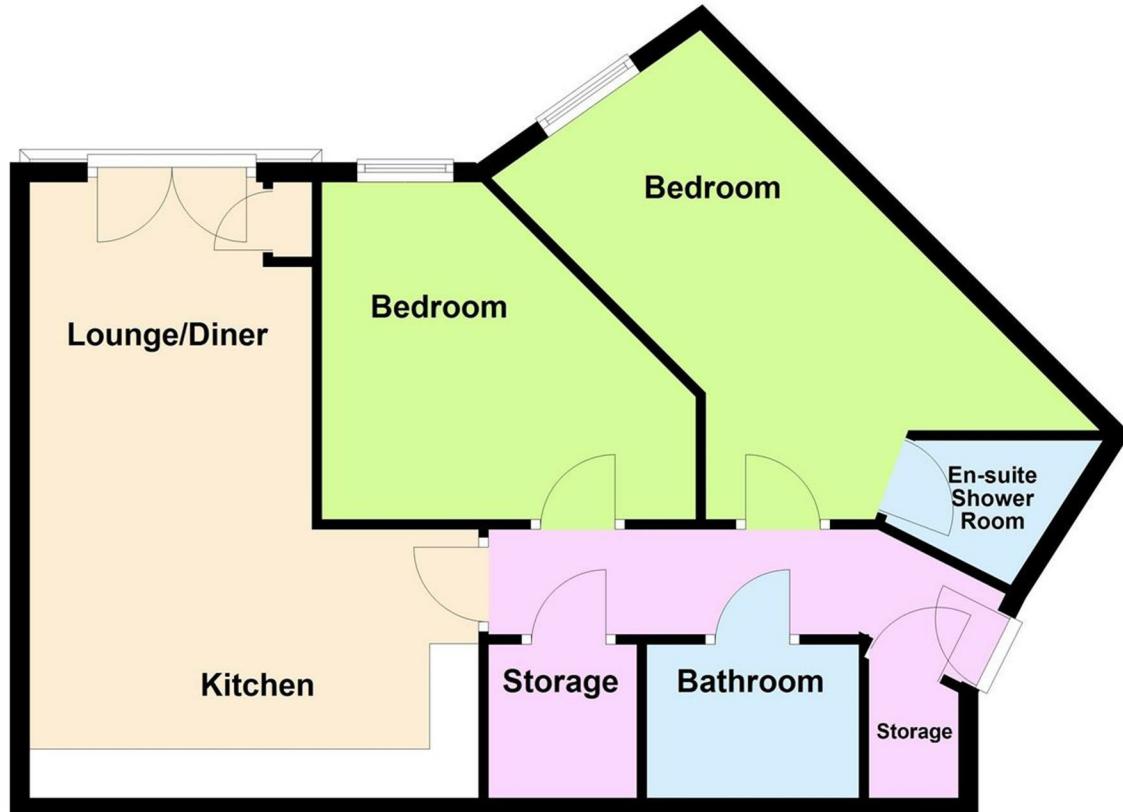
Ground Rent - £374.16 per annum
Ground Rent Review - TBC

Service Charge - Approx £992 per annum paid half yearly

Service Charge Review - Every 12 months

Floor Plan Cambrian Way

Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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